

BRIEFING NOTES

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME AND PLACE OF MEETING:	Wednesday, September 30, 2015, 1:50 p.m., Bill Luxford Studio, Room 113, County-City Building, 555 South 10 th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Cathy Beecham, Michael Cornelius, Tracy Corr, Maja Harris, Chris Hove, Jeanelle Lust and Lynn Sunderman; (Dennis Scheer and Ken Weber absent).
OTHERS IN ATTENDANCE:	David Cary, Steve Henrichsen, Paul Barnes, Stacey Groshong Hageman and Teresa McKinstry of the Planning Department.
STATED PURPOSE	briefing on “South Haymarket Neighborhood Plan”

Chair Chris Hove called the meeting to order and acknowledged the posting of the Open Meetings Act in the back of the room.

David Cary thanked everyone for attending. Staff is very excited about this plan. It has good information and we have been working on this for quite some time. The subarea is broken down into mini-subareas. This will be the first public showing of the draft final plan materials. There will be a public meeting next Thursday, October 8, 2015. We hope to receive comments and then have the public hearing on November 18, 2015 at Planning Commission. We hope to be before City Council before the end of this year.

Paul Barnes provided a handout that shows the conceptual build out of the entire area, along with the breakup of the subareas. There has been a lot of change to South Haymarket in the past eleven years. South Haymarket is in the southwest portion of greater downtown. The boundaries are “O” Street on the north, 10th Street on the east, 4th Street on the west and G Street on the south. There are unique subareas that have been identified and recommendations were made for each area. In meeting with everyone, we started to see some reoccurring themes. The overarching goal is to create an urban neighborhood. The other seven goals are part of the entire program; 1) consolidate the government footprint, 2) transition from heavy industrial uses, 3) organize the streets, sidewalks & trails, 4) develop adequate open space, 5) preserve historic resources, 6) implement site & building design and 7) develop a parking program. We applied all of these goals to the subareas. Maps in the plan show the recommendations. Some street perspectives are also in the plan to show what the build-out could look like.

The first area is the N Street Corridor. This area is recommended for high density residential, a one-way N Street, a public plaza and a public parking garage. 7th and N Street would become

Canopy Street Plaza and would be a good place for a public plaza. Canopy St. and N Street is shown in the plan as a liner building, wrapping the Lumberworks Parking Garage. The LES Substation on N Street could be enhanced with screening. 8th & N Street is currently under development for residential. Midwest Steel Works occupies a full block on 7th & N Street. The current owners have no immediate plans to relocate, but a non-industrial use at the site would be more appropriate. There is redevelopment potential on adjacent properties. There is the possibility for a campus type feel on this site.

The next subarea is the Arena Drive Corridor. The recommendations are for an extension of Arena Drive and L Street, floodplain storage, an extension of the trail and high density residential. A concept for 6th & L Street shows redevelopment of industrial for residential. The Arena Drive Corridor could have expanded greenspace and a roundabout.

Cornelius isn't sure about the roundabout and the traffic from Pinnacle Bank Arena. Barnes sees that this plan opens neighborhoods to development.

Beecham noted that we talk about traffic circles as a traffic calming device, but they aren't necessarily pedestrian and bike friendly. This is something to think about.

Cary added that another thing to be aware of, there are opportunities for new pieces and parts to added and revised.

Barnes continued that the next subarea is the Tech & Office Hub. This area would support existing and new office, tech and light industrial businesses. We want to encourage residential units throughout the area and organize on and off-street parking. We are supporting reuse of the Meadow Gold Dairy buildings. There is a future expansion planned for the J.A. Woollam Company. The area underneath Rosa Parks Way could be utilized for public parking.

Hove questioned if property under the bridge is privately owned. Barnes replied that some property is right-of-way, some is privately owned but with easements.

The next subarea is the 9th & 10th Street corridor. This will be mixed-use development. This is the transition area between downtown and South Haymarket. We are suggesting some infill on the north end, and highlight the potential location for a new transit center. StarTran has submitted an application for some Federal funds and has noted a location in this area as one of their possibilities. South of L Street is where we show a consolidated government concept. Within this corridor is the K Street building. We continue to support that building for residential. This would be an important catalyst for this area. 9th & J Street is suggested for an entryway to the boulevard concept. Additional parking decks could be added to the County-City parking garage to the north. There is a streetscape recommendation for 9th Street. This would make it more pedestrian

friendly. We also note that the plan recommends that a lot of the buildings on 9th street could be used for those types of neighborhood services that residents would need.

The next area is the J Street Boulevard which focuses on development of the J Street frontage. We are recommending row houses. TMCO is located in this area. We show a westward expansion for them. An enhanced streetscape and a landscaped median would give more of a neighborhood feel.

The last area is South Salt Creek Village. The recommendations are to preserve historic structures. There are some contributing structures to the historic district. On the north end could be row house units.

Harris questioned if there is a playground anywhere in this area. Beecham added that you are close to a school. Some people with families might want to live in these areas. Barnes replied there are seven plus acres of open area just to the west of here. This hasn't been programmed to a level of detail yet to say there needs to be a playground. It does contain possibilities. Cooper Park is in the area. That is a twelve acre park with facilities that already exist. Planning staff talked to Parks & Recreation and that is an area that they could see improved upon.

Beecham stated that you could have areas with features that could be attractive to families, such as Hazel Abel Park. We used to hear a lot about West Haymarket being family friendly and a lot of it never happened. She thinks we need to be the lead on this. Cary stated that how we define the spaces are still up for consideration.

Barnes stated that we have talked with various city agencies and are getting feedback on this plan. They are supportive of this vision.

Beecham believes that Lincoln Public Schools might be a good partner to get in on this. She thinks more families might want to live closer to downtown. Cary noted that LPS is aware of the plan, but staff hasn't given them a briefing yet.

Cary stated that before we continue with this plan, he should note that almost all of this is predicated on private demand. We want to establish the vision with concepts. There would be challenges to this type of pattern. There would need to be a combination of demand and some type of public program which could incentivize things. Beecham recognizes the hurdles but believes the properties could become quite valuable. We really need to partner with LPS.

Barnes showed the overall buildout of the area. The main goal of this plan is to create an urban neighborhood. Staff plans to have a neighborhood open house on Thursday, October 8, 2015 at 4:30 p.m. Staff will continue the public input and will be placing a lot of this information online.

Ultimately, we will provide commissioners with a copy of this plan. That will be forthcoming over the next month or so.

Beecham asked what role the Planning Commission plays determining what, if any, kind of housing will be in the plan. We want a mix, not just all student or all condo. Barnes replied that our plan recognizes that a good plan is a mix. A lot of these properties are publicly owned or will likely ask for some kind of assistance.

Harris questioned if the Arena is the anchor of the West Haymarket, what the anchor is for this area? Barnes replied this is different from West Haymarket. This is not as much of a destination for entertainment, but more of a neighborhood where people live. We want to build up the number of residents who live in this area to support the other areas. We didn't want to compete with any of the other areas that are going to benefit from additional residents in this area.

Cary believes the driver of this area is the proximity to those other anchors, such as Downtown, Historic Haymarket, Pinnacle Bank Arena and UNL.

Hove wondered if we aren't putting limitations on people who own property in this area or holding developers back. Barnes replied that the plan would be adopted as an amendment to the 2005 Downtown Master Plan. This would be a guide. We will go back to the plan when an application is submitted and review it on its' merits. This is more refined, but it does not say this is the only way it can develop.

Lust questioned where this would encourage grocery store development. That is always an issue for people who want to live and work downtown. Barnes replied that we didn't specifically point to a place in the plan for grocery. We didn't want to compete with any others. Staff discussion was most likely in the 9th and 10th Street Corridor.

Beecham noted that what millennials want, might be quite different from what we see envisioned.

The meeting was adjourned at 12:55 p.m.